



NOTICE OF PUBLIC HEARING
2006 Amendments to the King County Comprehensive Plan and Implementing Codes
Proposed Substitute Ordinances 2006-0114 and 2006-0113, and Proposed Ordinance 2006-0112

NOTICE IS HEREBY GIVEN that the Metropolitan King County Council (the Council) will hold a public hearing in the Council Chambers on the 10th Floor of the King County Courthouse, 516 Third Avenue, Seattle WA on **Monday, September 18, 2006, beginning at 1:30 p.m.** The purpose of this public hearing is to consider adoption of Proposed Substitute Ordinances 2006-0114 and 2006-0113 and Proposed Ordinance 2006-0112 (hereinafter, the "subject legislation") that adopt amendments to the 2004 King County Comprehensive Plan (KCCP) and implementing codes.

Public Hearing:

The Council encourages public comment at the **September 18th** public hearing. Testimony is limited to 2 minutes per speaker. If you submit written materials for the Councilmembers' review, please provide 20 copies to the Council Clerk. The chambers are equipped with an audio/visual system capable of displaying 35 mm slides, VHS tapes, overheads, and computer displays. Audio/visual presentations are included in the 2-minute timeframe. **Testimony sign-up will begin at 1:00 p.m. on September 18th** in the lobby outside the Council Chambers. Please call 206-296-1020 if you need directions to the Courthouse.

You can also mail, fax, or e-mail comments to the Council Clerk or Councilmembers. Please use the contact information below or call the Council Clerk's Office at 296-1020 for more information. Please indicate that your comments pertain to the "2006 Amendments to the King County Comprehensive Plan" or reference one or more of the ordinance numbers.

| | |
|-------------------------|--|
| The mailing address is: | 516 Third Avenue, Room 1039 Seattle, WA 98104 |
| The fax number is: | (206) 205-8165 |
| The TDD number is: | (206) 296-1024 |

You can access Councilmember contact information at www.metrokc.gov/council/members/members.htm or call the Council Clerk's Office at 296-1020. The Council Clerk's e-mail address is anne.noris@metrokc.gov.

For more information:

The complete text of the subject legislation is available in the Council Clerk's office, Room W-1039, King County Courthouse, 516 Third Avenue, Seattle, WA. A copy will be mailed to you upon your request to the Clerk at (206) 296-1020. Copies are also available on the internet at the Clerk's website: www.metrokc.gov/council/clerk/Ordinances_advertised.htm.

By August 14, 2006, complete public review copies will also be available at the following locations:

- At the Department of Development and Environmental Services (DDes), 900 Oaksdale Avenue SW, Renton WA
- At all branches of the King County Library System

For background information on the 2006 Amendments to the KCCP, please visit the following Council web page at www.metrokc.gov/council/compplan or contact Ricardo Bautista at (206) 296-0329 or Megan Smith at (206) 296-0345.

Summary:

The Executive transmitted three ordinances on March 1, 2006 as part of the 2006 Amendment to the KCCP. These ordinances include amendments to KCCP policies, text and implementing codes. The ordinances were reviewed by the Council's Growth Management and Natural Resources Committee (hereinafter the "Committee"). The Committee heard public testimony on the subject legislation on April 4th, April 25th, May 9th, June 6th and June 13th. On June 13, 2006, the Committee amended and forwarded two of the ordinances (2006-0114 and 2006-0113) to the Council as substitute ordinances and Proposed Ordinance 2006-0112 with no additional amendments. A summary of the significant changes in the subject legislation is provided below.

Final Consideration:

In addition to the proposed amendments in the legislation recommended by the Committee, Councilmembers may offer additional amendments for consideration by the Council. As a result, persons interested in any of the issues raised in the subject legislation should make their views known at the public hearing on **September 18th**. Amendments that may be considered for adoption by the Council on **September 18th** or thereafter include, but are not necessarily limited to:

- any amendment contained in the Executive Proposed version of the subject legislation;
- any amendment to the subject legislation recommended by the Committee;
- any amendment offered or discussed during the Committee's review of the subject legislation; and
- any other proposed amendment that is within the scope of alternatives that has been available for public comment.

Dated at Seattle, Washington, this 7th day of August, 2006.

METROPOLITAN KING COUNTY COUNCIL

KING COUNTY, WASHINGTON

Anne Noris, Clerk of the Council

BACKGROUND ON THE KING COUNTY COMPREHENSIVE PLAN

The King County Comprehensive Plan (KCCP) is the guiding document for growth and development in unincorporated King County, and for regional services such as transit, wastewater treatment, parks, and open space. The KCCP establishes land use designations, including urban, rural, and resource lands.

Major updates to the KCCP, including changes to the urban growth boundary, take place on a four-year cycle. The 2004 KCCP update was a four-year update. The 2006 Amendments now before the Council are part of an annual update that is more limited in scope.

The Executive transmitted four ordinances on March 1, 2006 as part of the 2006 Annual KCCP Update:

- Proposed Ordinance 2006-0114 (KCCP policies, text and attachments)
- Proposed Ordinance 2006-0113 (King County Code Title 20 – Planning and Title 21 – Zoning)
- Proposed Ordinance 2006-0112 (King County Code Title 2 – Code Interpretations)

DETAILED SUMMARY OF AMENDMENTS

The Committee recommended amended (substitute) versions of Proposed Ordinances 2006-0114 and 2006-0113 to the full Council on June 13, 2006. The Committee also forwarded Proposed Ordinance 2006-0112 with no amendments.

The following is a summary of Committee-recommended legislation to be considered in full Council.

Proposed Substitute Ordinance 2006-0114

Ordinance Body

Docket Report Notice

Amends KCC 20.08.140, relating to council procedures after receipt of the Executive Docket Report, to reflect long-standing practice of including persons who have submitted dockets on mailing lists for the next available comprehensive plan update process.

Revised Attachment A, dated June 13, 2006:

KCCP Policy Amendments

- Amends background text and the following policies to use updated terminology regarding flood hazards and references to the 2006 King County Flood Hazard Management Plan: R-542, E-105, E-119, E-123, E-125, E-126, E-202, P-202, F-265 and F-267, and CP-917.
- Amends Policy CP-233 (use of sewer system within the City of North Bend potential annexation area) to reflect that city's steps in increasing the number of service hook-ups within that area.
- Proposes a new policy (T-208A) to require that any segment of road that forms the boundary between urban and non-urban areas be constructed to urban road design standards on both sides of the roadway.

Area Land Use and Zoning Amendments

- *Rural Neighborhood Designation - Renton/Maple Valley Highway@ Jones Road SE*
Based on an area zoning study, the ordinance would allow for expansion of the existing Rural Neighborhood by:
 - Re-designating the land use for one (.44 acre) parcel from Rural residential to Rural Neighborhood, and
 - Rezoning the parcel from RA-2.5 (Rural, 2.5 acres) to NB (Neighborhood Business).

Attachment B:

Adds a new technical appendix (Technical Appendix O) to the KCCP entitled the *Regional Trails Needs Report*. This report is a comprehensive list of recommended improvements or additions to complete and upgrade the network of regional trails serving transportation purposes the county has identified in a number of adopted county plans.

Attachment C

Technical Appendix C (Transportation) is amended to replace the Transportation Needs Report (TNR). In addition to deleting projects completed during the last two years, the TNR has incorporated new projects from the following plans, programs, and studies:

- Recently completed Intelligent Transportation Systems (ITS) plan,
- Short-Span Bridge program,
- Vulnerable Road Segment study, and
- Small-Scale Operational projects program.

Attachment D

Technical Appendix C (Transportation) is also amended to replace the Arterial Functional Classification Map. The map proposes arterial changes in four areas. The first two are in the Potential Annexation Areas of the cities of Federal Way and Kirkland. The changes were requested by the cities and supported by the King County Department of Transportation. The third is a proposed “minor arterial” status for the newly constructed approach to the Elliot Bridge. The fourth is a correction to the arterial system in Lea Hill.

Proposed Substitute Ordinance 2006-0113***Terminology Changes***

- The following sections contain terminology changes from "sensitive area" to "critical area," in order to be consistent with current terminology: KCC 20.18.180, 21A.08.030, 21A.37.030, 21A.38.060, 21A.38.210, 21A.38.240, 21A.39.020, 21A.39.030 and 21A.55.050
- KCC 20.20.020 is amended to change terminology from "sensitive area exception" to "alteration exception".
- KCC 20.20.040 is amended to correct the reference to code provisions governing subdivisions.

New Definitions

New definitions are added in KCC Chapter 21A.06 for “clustering”, “active recreation” and “passive recreation”.

Recreational and Retreat Camps

KCC 21A.06.162 and 21A.08.040 respectively, are amended to clarify intent of recreational and retreat camps by revising:

- The definition of recreational and retreat camps to clarify that these camps do not include facilities for treatment of addictions, correctional training, or homeless housing, and
- Condition 24 to remove this same wording.

Land Use Tables

KCC Sections 21A.08.040, 21A.08.050, 21A.08.060 and 21A.08.070 are amended to clarify where two or more conditions apply to a land use.

Density and Dimensions Table

KCC 21A.12.170 is amended to provide that on a parcel in the RA zone, in the interior setback that adjoins a property zoned NB or CB, structures housing refrigeration equipment are allowed that extend no more than ten feet into the setback and are no more than sixty feet in length.

Design Requirements

- KCC 21A.14.040 is amended to state that a resource tract created under K.C.C. 16.82.152 may also qualify as a resource tract under the zoning code clustering provisions.
- KCC 21A.14.180 is amended to require subdivisions of greater than 8 dwelling units per acre to provide 170 square feet per unit for on-site recreation space.

Home Occupations and Home Industries

- KCC 21A.30.08 is amended and a new section is created, to distinguish between home occupation standards for those home occupations located in the in the urban growth areas (UGA) and those located within RA, A and F zones, as follows:
 - Outside the UGA, the number of non-resident employees is increased from 1 to 3.
 - There will be delineation between non-resident employees that remain on-site versus those primarily work off-site
 - A minimum outdoor storage area of 400 square feet would be allowed, and
 - Limits on numbers and weight capacity of vehicles are adjusted based on lot size, as follows:
 - Vehicles with a weight capacity greater than 2.5-ton are limited to one on lots of 2.5 acres or greater.
 - Vehicles with a weight capacity of 2.5-ton or less, are limited to:
 - One vehicle on lots less than 2.5 acres
 - Two vehicles on lots between 2.5 acres and 10 acres, and
 - Three vehicles on lots greater than 10 acres
- KCC 21A.30.090 is similarly amended to address non-resident employees and there are two minor terminology corrections.

Nonconformances

KCC 21A.32.055 and 21A.32.065 are amended to correct a cross-reference to a section that has been re-codified.

Modification of Existing Permits

KCC 21A.42.190 is amended to correct a cross-reference to a section that has been re-codified and establishes standards for an administrative review of a minor modification of a conditional use or special use permit.

Proposed Ordinance 2006-0112

- KCC 2.100.030, 2.100.040 and 2.100.050 are revised to allow code interpretations relating to code enforcement cases to be appealed to the Hearing Examiner
- KCC 2.100.900 is repealed because a requirement for a one-time report to be submitted to the Council has been met.

Other Amendments that May Be Considered in Full Council

- Land use and zoning may be amended on properties in the vicinity of the East Redmond Rural Neighborhood.
- KCCP policy F-245 and KCC 13.24.180 may be amended to broaden limits on the use of on-site septic systems within the urban growth area to allow their use for short subdivisions, under certain conditions.